

February 28, 2006

City of Las Vegas
Development Services Center
Planning & Development Department
731 South 4th Street
Las Vegas, NV 89101

Re: Las Vegas Valley Water District Temporary Parking Lot
Site Development Plan Review – Justification Letter
A.P.N. 139-31-702-002, 139-31-801-006

To Whom It May Concern:

The intent of this application is to review the proposed 864-stall temporary parking lot addition in determining compliance with site planning and architectural standards of Title 19, for the Las Vegas Municipal Code. The existing LVVWD facility is currently situated on 2 parcels totaling 77.08 acres at the Northeast corner of Charleston and Valley View. The property is zoned C-V and is categorized Public Facilities by the City of Las Vegas General Plan.

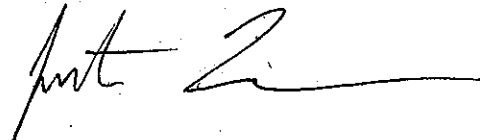
The addition of the temporary parking lot is required to facilitate the expansion of the current Water District Facilities. The lot could be in place for as long as 5 years while construction of the expansion is taking place. There has been no determination as to the number of existing spaces lost to construction as the expansion has not yet been determined.

In order to facilitate this development the Las Vegas Valley Water District is requesting a Waiver of Development Standards for:

1. Perimeter landscaping buffer around the temporary parking lot. (19.12.30.)
Parking lot landscaping. (19.12.040)
We are requesting this waiver because the parking lot is a temporary item and it would be a waste of resources to the District to install and maintain landscaping on a temporary parking lot.

We believe that the proposed request for Temporary Parking Lot is in compliance with current City policies and regulations, and adheres to the City's future land use and development plan.

Sincerely,



Justin Lam
Welles Pugsley Architects
2480 E. Tompkins Ave, Suite 222
Las Vegas, NV 89121

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04/27/06 PC